Town of West Hartford
Conservation and Environment Commission
Unofficial Meeting Minutes
March 27, 2017, 7:00 PM
Town Hall, Room 422a

Roll Call: Commissioners Ryan Langan, Chen Lu, Matt Macunas, Emilee Scott and Scott Sebastian were in attendance.

Old Business:

1) **178 Westmont - Application (IWW # 1063)** of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. This presentation was a continuation of the presentation that began at the February 27, 2017 meeting.

   The application proposes the construction of a new home and associated site improvements including a driveway, 220 LF of precast concrete wall, and the creation of three (3) wetland mitigation areas. (Submitted for IWWA receipt on April 3, 2017.)

   Representing the Applicant for items 5 and 6, above, were Sal Leone and George Logan, of REMA Ecological Services, LLC, in Manchester, CT.

   The Applicant proposes to build a new single-family home of approximately 3,172 square feet on two of the three regulated wetland areas (Wetland A and Wetland B) on the property.

   Wetlands A, B, and C comprise 3,197 square feet, with Wetland C totaling 2,190 square feet, according to the Applicant. Offsite wetlands and an intermittent watercourse currently flow into Wetland B to Wetland C. Applicant concludes that Wetlands A and B are transitional in nature and are too small to be assessed for wetland functions and values using U.S. Army Corps of Engineers' standards and, therefore, proposes filling them in.

   Applicant states that 1,070 square feet of regulated wetlands (including all of Wetlands A and B) would be impacted, along with 435 linear feet of watercourse. Applicant would construct two Wetland Mitigation Areas (A and B) in the south and southwest portions of the property; existing Wetland C would be reinforced with Wetland Mitigation Area C to its immediate west, in the northern portion of the property. Applicant proposes 2,805 square feet of Wetland Habitat Creation and creating 435 linear feet of watercourse to mitigate any impact to the existing wetlands and watercourse.

   The Applicant's plan envisions the new watercourse and Wetland Mitigation Areas A & B to handle flows from the offsite wetland and intermittent watercourse, enabling surface and groundwater to flow from Wetland Mitigation Area B to Wetland C via a new culvert under the new driveway. Reinforcements around Wetland C would reduce overflows into and across Westmont Street.

A retention wall measuring up to ten feet high would be constructed along some of the north, most of the west, and a small portion of the south side of property between the new home and the new watercourse and Wetland Mitigation Areas.

At the February 27 meeting, the CEC expressed concerns with Applications 5 and 6 for the same permit request and associated map amendment because of the proposed plans to build directly on top of regulated Wetlands. In response, the applicant offered further detail on its wetland mitigation efforts. Specifically, the applicant discussed its two-phase construction plan. In the first phase (beginning approximately July 2017) the Wetlands Mitigation Areas and new watercourse would be constructed and planted. In the second phase (beginning approximately May 2018) the Wetlands Mitigation Areas would be assessed for any winter damage and replanted if necessary. Construction of the home would begin upon completion of the second phase of wetland mitigation construction.

The CEC did not make recommendations to the Applicant. The CEC accepts that the Applicant's soil scientist concluded that the impacted wetlands are regarded as low-performing wetlands whose existence can be largely attributed to previous developments on abutting properties, and the Applicant has made efforts to devise a solution that engineers new watercourse flows.

New Business:

None

Adjournment: Motioned by Langan, seconded by Sebastian